



County of San Diego

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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

February 16, 2017

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt a Mitigated Negative Declaration in accordance with the California Environmental Quality Act for the following project. The proposed Mitigated Negative Declaration(s) can be reviewed on the World Wide Web at http://www.sdcountry.ca.gov/pds/ceqa_public_review.html, at Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and the public libraries listed below. Comments on these proposed Negative Declaration(s) must be sent to the PDS address listed above and should reference the project number and name.

PDS2015-MUP-15-029, LOG NO. PDS2015-ER-15-08007; TRACTOR SUPPLY, VALLEY CENTER. The site is located at 27444 Valley Center Road, in the Valley Center Community Plan area, within the unincorporated San Diego County. The project is a Major Use Permit for Open Enclosure in the C36 General Commercial Use Regulations, as required by Section 6816 of the County of San Diego Zoning Ordinance. The project consists of an 18,825-square foot building that will provide supplies to commercial businesses and the general public with agriculturally related products, such as animal feed, tools, etc. The site is subject to the Village (V) General Plan Regional Category, General Commercial (C-1) Land Use Designation. The site is located within the General Commercial (C-36) Zoning. The site is mostly vacant but includes a single family dwelling that would be removed to implement the project. Access would be provided by a private road along the north border of the site that provides access to Valley Center Road. The project includes no off-site improvements. A Boundary Adjustment is required because the site comprises three parcels and the proposed development would have structures constructed in locations that cross lot lines of separate lots, which does not comply with setback requirements. The proposed Boundary Adjustment would result in the three existing parcels being combined into a single parcel.

Comments on this proposed Negative Declaration must be received no later than **March 17, 2017 at 4:00 p.m.** (a 30-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at the Valley Center Branch County Library, located at 92082, CA; and the Escondido Public Library, located at, 239 South Kalmia Street, Escondido, CA, 92025. For additional information, please contact Jeff Smyser, Project Manager at (858) 495-5438 or by e-mail at jeffrey.smyser@sdcounty.ca.gov.